

19ZONE1011

Townfair Center Rezoning



Louisville Metro Planning Commission

Dante St. Germain, AICP, Planner II

June 6, 2019

Requests

- Zoning change from C-1 to C-2
- Removal of General Plan Binding Elements from docket 09-67-85 from the subject site
- Detailed District Development Plan with Binding Elements

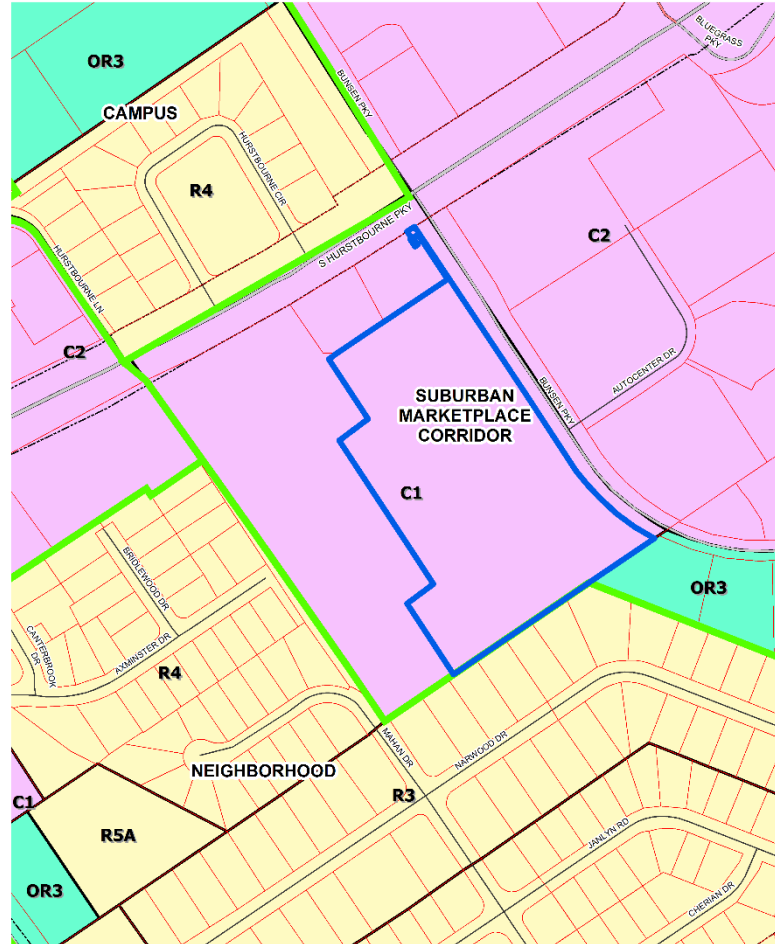
Site Context



Case Summary

- Existing structure to remain.
- No new construction is proposed.
- The vacant Walmart site is proposed to be used as an indoor entertainment complex such as a fun park with potentially associated restaurants.

Zoning/Form Districts



1915 S Hurstbourne Parkway

feet



290

Map Created: 5/24/2019

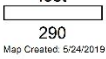


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Aerial Photo



1915 S Hurstbourne Parkway



Map Created: 5/24/2019



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Site Photos-Subject Property

View from S
Hurstbourne
Parkway



View from
Within the
Center



Site Photos-Surrounding Areas

Auto Sales to
the North-East



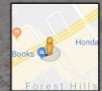
Single Family
to the North-
West



METRO
Louisville

Site Photos-Surrounding Areas

Strip Mall to the South-West

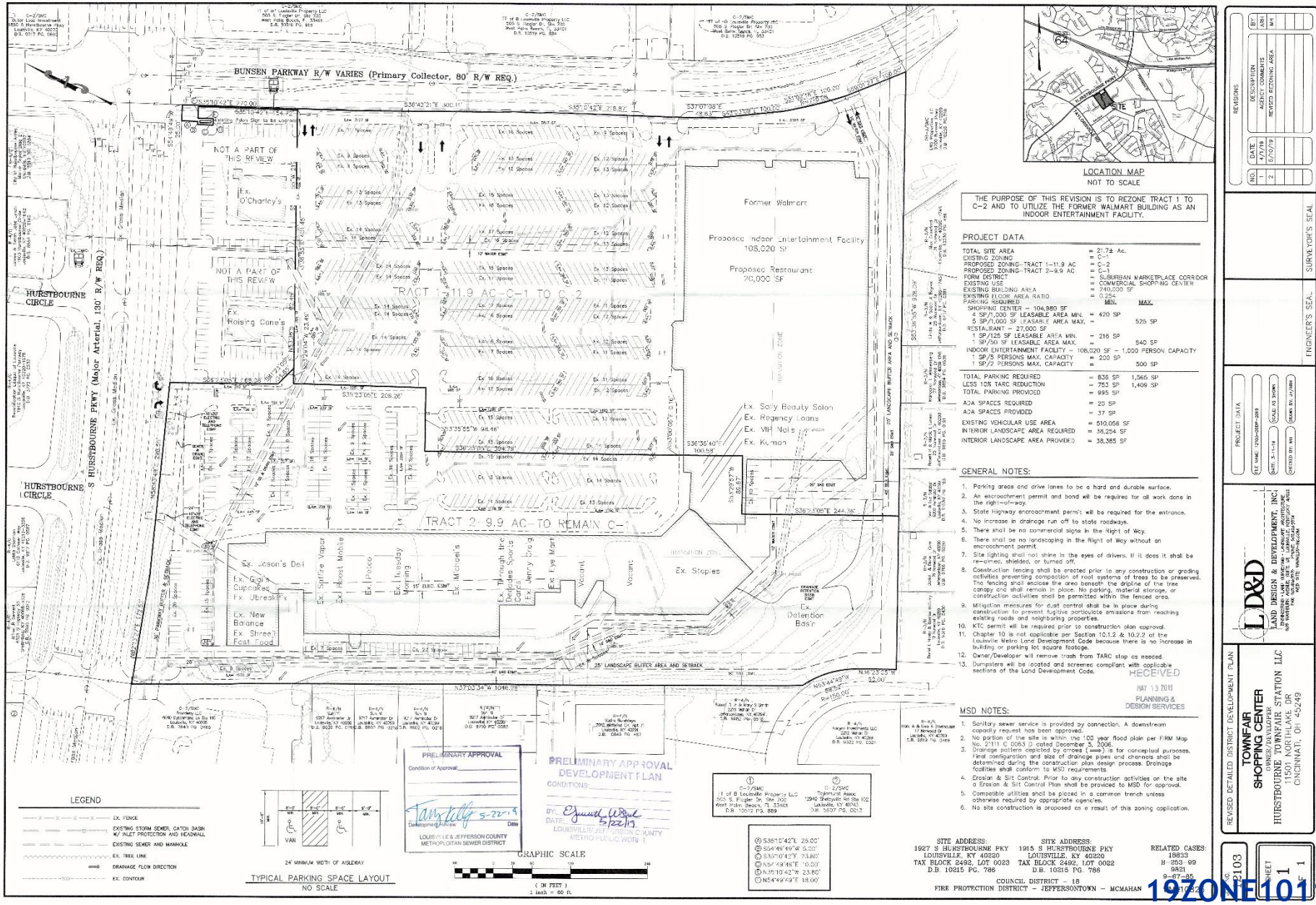


Single Family
to the South
and South-
West

The logo for METRO Louisville, featuring a stylized fleur-de-lis symbol above the word 'METRO' and 'Louisville' below it.



Applicant's Development Plan



THE PURPOSE OF THIS REVISION IS TO REZONE TRACT 1 TO C-2 AND TO UTILIZE THE FORMER WALMART BUILDING AS AN INDOOR ENTERTAINMENT FACILITY.

PROJECT DATA

TOTAL SITE AREA	= 21.74 AC.
EXISTING ZONING	= C-1
PROPOSED ZONING-TRACT 1-11.9 AC	= C-2
PROPOSED ZONING-TRACT 2-9.9 AC	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= COMMERCIAL SHOPPING CENTER
EXISTING BUILDING AREA	= 340,000 SF
EXISTING FLOOR AREA RATIO	= 15.6%
SHOPPING CENTER	= 104,890 SF
4 SP/1,000 SF LEASABLE AREA MIN.	= 420 SP
5 SP/1,000 SF LEASABLE AREA MAX.	= 525 SP
RESTAURANT - 27,000 SF	= 216 SP
1 SP/125 SF LEASABLE AREA MIN.	= 840 SP
2 SP/750 SF LEASABLE AREA MAX.	= 540 SP
INDOOR ENTERTAINMENT FACILITY - 70,000 SF	= 1,000 PERSON CAPACITY
1 SP/5 PERSONS MAX. CAPACITY	= 200 SP
1 SP/2 PERSONS MAX. CAPACITY	= 500 SP
TOTAL PARKING REQUIRED	= 830 SP
LESS TARG REDUCTION	= 723 SP
TOTAL PARKING PROVIDED	= 995 SP
ADA SPACES REQUIRED	= 20 SP
ADA SPACES PROVIDED	= 37 SP
EXISTING VEHICULAR USE AREA	= 540,058 SF
INTEGRATED LANDSCAPE AREA REQUIRED	= 16,254 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 38,385 SF

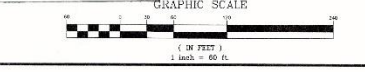
- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - State Highway encroachment permits will be required for the entrance.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the Right of Way.
 - There shall be no encroaching in the Right of Way without an encroachment permit.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be screen and shielded.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of roof systems of trees to be preserved. The fencing shall enclose the area beneath the aprons of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roadways.
 - KTC permit will be required prior to construction plan approval.
 - Chapter 10 is not applicable per Section 10.1.2 & 10.2.2 of the Louisville Land Use Development Code because there is no increase in building or parking lot square footage.
 - Owner/Developer will remove trash from TARG stop as needed.
 - Surveys will be posted and screen compliant with applicable sections of the Land Development Code.

- MSD NOTES:**
- Sanitary sewer service is provided by connection. A downstream capacity request has been approved.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 0111 C-0083.3 coded December 5, 2008.
 - Drainage patterns depicted by crosses (x) are for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - Comestible utilities shall be placed in a common trench unless otherwise required by appropriate utility agencies.
 - No site construction is proposed as a result of this zoning application.

PRELIMINARY APPROVAL
Condition of Approval:
Tammy Kelly 5-22-19
DATE: 5/22/19
BY: *James Wilson*
DATE: 5/22/19

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: *James Wilson*
DATE: 5/22/19

LOUISVILLE-JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
LOUISVILLE-JEFFERSON COUNTY METROPOLITAN WATER UTILITY



LEGEND

---	EX. FENCE
---	EXISTING STORM SEWER, CATCH BASIN
---	EXISTING PROTECTION AND RETENTION
---	EXISTING SEWER AND MANHOLE
---	EX. TRAIL LINE
---	DRAINAGE FLOW DIRECTION
---	EX. CONTOUR

TYPICAL PARKING SPACE LAYOUT
NO SCALE

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

TOWNFAR SHOPPING CENTER
OWNER: DAVENPAPER
15501 NORTHLAKE DR
CINCINNATI, OH 45249

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/10/19	ADD	MA
2	5/10/19	REVISED REZONING AREA	MA

PROJECT DATA:

FILE NAME: 1920ZONING-D019
DATE: 5/22/19
CHECKED BY: JAW
DRAWN BY: JAW

PLANNING & DESIGN SERVICES
MAY 13 2019

1920ZONING

SHEET 1 OF 1

1920ZONE1011

Staff Finding

- The site is located in the Suburban Marketplace Corridor form district, an appropriate form district for the proposed zoning district
- Proposed new activities would be enclosed in the existing vacant building
- The site is adjacent to existing C-2
- Permits the re-use of an existing structure

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from C-1 to C-2
- **APPROVE** or **DENY** the **Removal of General Plan Binding Elements**
- **APPROVE** or **DENY** the **Detailed District Development Plan** with adoption of the Proposed Binding Elements